

**From:** [REDACTED]  
**To:** [amendments](#)  
**Subject:** Preston Market Redevelopment Submission  
**Date:** Friday, 9 July 2021 9:01:50 PM

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Dear Victorian Planning Authority,

We are writing as owner-occupiers of a residential property adjacent to the Preston Market site. We wish to object to the proposed redevelopment of the Preston Market in its present form based on the following grounds listed below in no particular order.

- Restricted pedestrian access to the market and Preston train station (currently it is highly accessible being surrounded by open-air carparks).
- Greatly reduced market footprint despite stating it will be a "similar size." What the planners consider a similar size is not stated.
- Greatly reduced car parking availability around the market and train station.
- Greatly increased local population, as a consequence of the addition of hundreds of new apartments, but with no significant improvement in local infrastructure (other than a new train station, but there are no more train services planned due the development).
- The redevelopment would greatly benefit from more, well-lit public space with much better capacity for public events at the market precinct. The towering multistorey buildings on the western side of the site will make it very dark in the market during the afternoon.
- Increased local traffic (cars/delivery vehicles/bicycles/pedestrians) negatively impacting the amenity of the local area.
- The redeveloped market would be far too removed from train station with a mountain of multistorey buildings towering between the market and train station. Instead, wider, much more inviting public access would be better rather than dark alleyways.
- We live in a multistorey townhouse nearby and the massive multistorey buildings will greatly impede our personal views and privacy with hundreds of apartment windows overlooking us.
- The tall, multistorey apartment blocks proposed will block natural light into the market creating dark, windy corridors.
- The tall, multistorey apartment blocks proposed will cause shadowing of Preston City Oval (especially in Winter and local surrounds).
- The amount of green space set aside at a mere 10% is far too small and feel tokenistic.

Unfortunately, the current proposal appears to be very much weighted towards making developers very wealthy with only very token additions, if any, towards supporting the vibrancy of the market and the amenity for the local community.

Thank you very much for your assistance.

Yours sincerely,

[REDACTED]  
[REDACTED]

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